

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
June 14, 2012**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: J. Thomas Constantine
Timothy McCann, Vice-Chair
Kevin Provencher, Clerk
James Crowley
Peter Schneider
Meagen Mulherin
Andrew Shveda

Staff Members Present: Nancy Tran, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Chair Constantine called the meeting to order at 5:30 P.M.

MINUTES:

The Historical Commission held the minutes from the April 5, 2012, May 3, 2012 and May 24, 2012 meetings.

REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS, WITHDRAWALS

None

NEW BUSINESS:

1. 10 Claremont Street (HC-2012-030) – Building Demolition Delay Waiver

The petitioner, Son Van Nguyen, appeared before the Commission to demolish a two-car detached garage to allow for the construction of a one-way driveway located at 10 Claremont Street. He stated he was granted a Special Permit for lodging house use by the Zoning Board of Appeals and needed more parking for residents.

Commissioner Schneider stated he believed the detached garage was built in the 1920s or 1930s because of its use of stone blocks.

Commissioner Provencher agreed and indicated his doubt that it is as old as the home, which was built in 1881. He asked if the proposed significant site work is under the Commission's purview.

Chair Constantine replied that the structure is not within a local historic district; therefore, only the structure is under the Commission's jurisdiction.

Upon a motion by Commissioner Provencher and seconded by Commissioner Mulherin, the Commission voted 7-0 that the demolition of a two-car detached garage to allow for the construction of a one-way driveway would not be detrimental to the architectural or historical resources of the City of Worcester; therefore, the Building Demolition Delay Waiver was approved.

Exhibit A: Building Demolition Delay Waiver Application submitted by Son Van Nguyen, dated May 10, 2012 and received May 11, 2012.

2. 15 Oread Street (HC-2012-031) – Building Demolition Delay Waiver

George Valeri, owner of 15 Oread Street, stated he was seeking Building Demolition Delay Waiver approval to make the following changes: 1) Remove and replace slate and asphalt shingle roof with architectural shingles; 2) Remove and replace wood soffits with like materials; and 3) Remove one chimney.

Commissioner Provencher stated he saw architectural asphalt shingles patches in some areas and significant damage to the perimeter wood soffits during his site visit. He indicated that the Commission needed to see a quote for the slate repair and replacement.

Commissioner Schneider agreed and suggested that salvaged slate from the rear be used for the front and asphalt shingles for areas not viewable from a public way.

Mr. Valeri indicated he preferred to replace the entire roof with one material type.

Chair Constantine said the slate roof is a significant historical feature of the structure and that the Commission wants to see it retained and repaired. He explained that the Commission needs a quote to determine whether the slate can be repaired economically. He stated that the Commission could either vote to continue the item until a quote is submitted or deny the application.

Mr. Valeri requested a continuance to the Commission's July 12, 2012 and an extension of the constructive grant deadline to July 16, 2012.

Upon a motion by Commissioner Schneider and seconded by Commissioner Shveda, the Commission voted 7-0 to continue the item to July 12, 2012.

Upon a motion by Commissioner Mulherin and seconded by Commissioner Schneider, the Commission voted to extend the constructive grant deadline to July 16, 2012.

Exhibit A: Building Demolition Delay Waiver Application submitted by George Valeri, dated May 11, 2012 and received May 15, 2012.

Chair Constantine left the meeting and Commissioner McCann assumed position as Chair of the Commission.

3. 123 Harrington Way (HC-2012-032) – Building Demolition Delay Waiver

Edward Doucette, Director of Facilities at Seven Hills Foundation represented Seven Hills Foundation in its petition to 1) Remove and replace asphalted fiberglass shingles with like materials and 2) Remove and replace single ply rubber roof with like materials. Mr. Doucette added that all visible areas will utilize 3 tab singles and flat sections will use rubber.

Chair McCann said the Commission was amenable to like-for-like material repair and replacement.

Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, the Commission voted 6-0 that the 1) Removal and replacement of asphalted fiberglass shingles with like materials and 2) Removal and replacement of single ply rubber roof with like materials would not be detrimental to the architectural or historical resources of the City of Worcester; therefore, the Building Demolition Delay Waiver was approved.

Exhibit A: Building Demolition Delay Waiver Application submitted by Christopher Cain, dated May 14, 2012 and received May 17, 2012.

4. 39 Whitman Road (HC-2012-033) – Certificate of Appropriateness and Building Demolition Delay Waiver

The owner and petitioner, Nadia T. McGourthy, said she sought to 1) Remove & replace existing asphalt shingle/rubber membrane roof and skylight with like materials; 2) Remove and replace or repair, as needed, flashing/gutter; 3) Remove and replace or repair, as needed, iron railings and ornamental arch on stairs with like materials/style; 4) Repair porch foundation brickwork and re-point with mortar dyed to match existing mortar; and 5) Re-point stonework.

Ms. McGourthy stated that the slightly pitched roof above the front porch is rubber and not visible from the street. She added that aluminum gutters will be replaced with like materials and painted a different color. She stated that if the metal railing is not repairable then she will replace it with like material. She indicated that if the ornamental arch cannot be repaired then she will not have any work performed on it.

Commissioner Provencher suggested that lime putty be used for the masonry repair.

Upon a motion by Commissioner Crowley and seconded by Commissioner Mulherin, the Commission voted 6-0 that the proposed changes were appropriate and compatible with the preservation and protection of the Montvale Local Historic District as it relates to the historic and architectural value and significance of the site and structure; therefore, the Certificate of Appropriateness for this project was approved.

Upon a motion by Commissioner Crowley and seconded by Commissioner Shveda, the Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Building Demolition Delay Waiver Application submitted by Timothy J. and Nadia T. McGourthy, dated May 15, 2012 and received May 17, 2012.

OTHER BUSINESS:

5. 20 Whitman Road – Certificate of Appropriateness determination

The Commission received correspondence from Dwight John and Jeanice Sherman regarding the removal, restoration and reinstallation of a stained glass window on the east side of their home.

Commissioner Crowley stated he supports a Certificate of Appropriateness for the project.

Susan Ceccacci, Director of Education at Preservation Worcester, asked whether the windows were originally exposed.

Commissioner Schneider stated that it is a repair and maintenance project which is outside the Commission's jurisdiction.

Commissioner Crowley stated that the project would not require Certificate of Appropriateness filing.

The Commission took no action on the item.

6. Received Communication:

- From Epsilon Associates, Inc. re: Grove Street Residence Hall, Worcester Polytechnic Institute, 75 Grove Street; dated May 31, 2012.
- From Preservation Massachusetts; re: The 2012 Massachusetts Most Endangered Historic Resources Program

The Commission acknowledged the received communication and took no action on either item.

MEETING ADJOURNMENT:

The Commission voted 6-0 to adjourn the meeting at 6:50 PM.